

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
City Hall Training Room**

**Thursday, December 17, 2015**

**Attending:**

Council Member John Mickelson  
Council Member Kevin Trevillyan  
City Manager Tom Hadden  
City Attorney Dick Scieszinski  
Development Services Director Lynne Twedt  
Chief Building Official Rod VanGenderen

City Engineer Duane Wittstock  
Principal Engineer Brian Hemesath  
Development Coordinator Linda Schemmel  
Planner Brian Portz  
Planner Kara Tragesser  
Communications Specialist, Lucinda Stephenson

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 a.m.

**1. Hyatt Place Architecture – OSP-002680-2015**

Development Coordinator Schemmel stated that Hyatt Place, located south of the Hilton Garden Inn in the Town Center Overlay District, is currently under construction. The developer has requested a change to the approved architecture. Drawings of the approved and proposed building design elements were provided, and Ms. Schemmel identified the differences between the renderings noting the reduction in brick with the current proposal, especially around the pool addition which was reduced from full height to only three feet of brick.

Council Member Mickelson asked why the developer was requesting this change. Ms. Schemmel replied that their construction costs have risen significantly.

Coordinator Schemmel continued that this particular parcel does not have precedent architecture typical of the overlay district as it was originally intended as a retail/office building and not a hotel. It was noted that a majority of the existing buildings within this Jordan Creek Crossing I development, and specifically Hilton Garden Inn, have pedestrian level brick. Staff does not necessarily have concerns about eliminating the second and third story brick, but would not support taking the pool addition to just three feet of brick.

Council Member Mickelson commented that he was not aware that the price of brick had increased. Ms. Schemmel expressed that labor may be the issue and may have been priced with summer versus winter costs.

Council Members Mickelson and Trevillyan both agreed that this change to the architecture was not justifiable, especially the street level changes which would change the appearance of the building.

Council Member Mickelson inquired if this change had been presented at first application, would staff have approved the architecture. Ms. Schemmel stated that staff would not have approved the architecture.

Council Member Trevillyan asked if the developer had requested from the very beginning, the pool addition as approved, but with the changes to the tower element as now being presented, would staff have approved this architecture. Ms. Schemmel stated that staff would not have approved the architecture.

*Direction: Council Members were not supportive of changing the approved architecture for the Hyatt Place Hotel as requested by the developer.*

**2. Indoor Self-Storage**

Development standards for indoor self-storage buildings in the Commercial, Warehouse Retail, Business Park, Office, and Professional Commerce Park District were distributed to the committee. Planner Tragesser stated that she has been working on a draft ordinance with the goal to identify development standards to allow indoor self-storage in non-residential zoning districts while maintaining compatibility with the intent of the type of development

and buildings typical of the zoning district and surrounding development. Examples of indoor self-storage buildings constructed in other communities were provided. Ms. Tragesser continued to discuss the development standards for indoor self-storage facilities which include, but are not limited to, facades typical of the zoning district, building design including height and materials, limitations on number and location of overhead doors, pedestrian entrances, screening of loading/unloading areas, no outside storage allowances, parking standards to accommodate re-use, setbacks, access, etc.

Planner Tragesser indicated that currently this proposal would not apply to Neighborhood Commercial areas, as sleeper buildings (those with very limited activity) are not desired in these commercial areas.

Council Member Trevillyan inquired how older developments such as the vacant Dahl's grocery store would be addressed. He feels that the City needs to look at redevelopment for this type of situation.

Council Member Mickelson stated that new and old developments are separate issues, and he was supportive of the proposed indoor self-storage policy for new buildings within the specified zoning districts.

Director Twedt stated that staff could move forward with these standards for new development and agreed that redevelopment guidelines need to be identified and adopted that would be applicable across the City.

*Direction: The Council Members were supportive of the proposed indoor self-storage development standards as presented by staff.*

### **3. Upcoming Projects**

- a. 1<sup>st</sup> Street Redevelopment PUD amendment (CPA-002934-2015/ZC-00296-2015) – Planner Portz explained that this was an amendment to the existing 1<sup>st</sup> Street Redevelopment PUD and would add property to the development which he pointed to on a location map. Ms. Schemmel provided that this parcel is City owned. With the installation of storm water culverts, a driveway likely would be constructed over the storm water structure. In the future, it is possible that a portion of the Linnwill Place and 1<sup>st</sup> Street rights-of-way may be acquired by the PUD developer. Planner Portz added that this was also an amendment to the rear and side yard setback requirements to reduce the required setback from 50 feet to 25 feet when adjacent to non-residential property.

*Direction: The Council Members were in supportive of the amendment as presented by staff.*

### **4. Minor Modifications**

- a. Gilroy's Restaurant (former Jimmy's Restaurant), 1238 8<sup>th</sup> Street (MML1-002933-2015) – Planner Portz provided that the new owner was requesting minor modification approval to allow for facade changes, landscaping, a new roof structure over the patio, and parking lot resurfacing. In response to a question about the existing rooftop mechanical units, Ms. Schemmel commented that when there is a minor modification to a site, screening of the mechanical units is not requested unless there were proposed changes to the mechanical units. In this case, they are not proposing changes to the roof top units. Screening of the mechanical would be addressed in the future if/when a Major Modification application was submitted.

- 5. Other Matters** – Staff stated that meetings in 2016 will shift to Mondays consistent with City Council meeting days. An 8:00 start time was suggested. Staff would check with Council member Sandager to determine if this time works.

The meeting adjourned at 7:55 a.m. The next Development & Planning City Council Subcommittee meeting will be January 11, 2016.

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Lynne Twedt, Development Services Director

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Kimberly Taylor, Recording Secretary